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HOUSING FINANCE

VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra, CIN No.: U65922MH2005PLC272501

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited the same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis

It is hereby informed to General public that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net

SN	Account No. and Name of	Date & Amount as per	Descriptions of the	Reserve Price,	E-Auction Date and Time
	borrower, co- borrower, Mortgagors	Demand Notice U/s 13(2) & Date of Physical Possession	property/Properties	Earnest Money Deposit (In Rs.)	EMD Submission Last Date, Inspection Date
1	LP0000000046738 &	Demand Notice Date	Shop No 1, 2, 3, Ground Floor, Laxmi	Rs. 3877632/-	12-03-2024 Timings 11:00
	LP0000000067224 Nilesh Sidram Darekar (Borrower), Sidram Ramachandra Darekar (Co-Borrower), Shobha Shidram Darekar (Co-Borrower), Mahesh Sidram Darekar (Co-Borrower), Umakant Rajkumar Darekar (Guarantor)	21-Feb-2022 & Amt Rs. 2897139 & Rs.196183 as on 5- Feb-2022 + Interest Cost etc. & 28-Sep-2022	Heights Sr No 97 /6c, Gopalpatti Nr Hotel Neha Garden Manjri BK , Haveli, Pune, Maharashtra, 412307		AM to 4:00 PM, 11-03-2024 up to 5:00 PM., 08-03-2024
2	LP0000000005194 & LP0000000016122 Anil Namdeo Chavan (Borrower), Vaishali Sandeep Chauhan (Co- Borrower), Rupali Anil Chavan (Co-Borrower), Sandip Namdev Chavan (Co-Borrower)	Demand Notice Date 17-Nov-2022 & Amt Rs. 2661785 & Rs.1271230 as on 5-Nov-2022 + Interest Cost etc. & 25-Jan-2023	Gat No-254,Hissa No3(P),Office No.3/1, 1st Floor,Konde Building,Near Cheladi Phata, Nasarapur, Bhor, Maharastra-412206		12-03-2024 Timings 11:00 AM to 4:00 PM, 11-03-2024 up to 5:00 PM. 08-03-2024
3	HL000000004863 Naresh Bansiram Mahapure (Borrower), meena Bansiram Mahapure (Co-Borrower)	Demand Notice Date 19-Jul-2022 & Amt Rs. 2119707 as on 5-Jul-2022 + Interest Cost etc. & 23-Aug-2023	Flat no 6 , 3rd floor Shri G vihar Apartment Sr No 13/5 Lane no 1 Plot no 18 Morya Park 60 feet road Pimple gurav Haveli Maharashtra 411061		12-03-2024 Timings 11:00 AM to 4:00 PM , 11-03-2024 up to 5:00 PM., 08-03-2024
4	HL0000000011870 Jyoti Santosh More (Borrower), Rahul Bhaguji Jadhav (Co- Borrower)	Demand Notice Date 22-Jun-2022 & Amt Rs. 3633541 as on 5-Jun-2022 + Interest Cost etc. & 20-Dec-2022	Flat No 606 6th Floor Swapna, Shrushti Sr.No 50/15/1, Opp Singhgad College Nr Born, Narhe, Pune City, Maharastra-411041		12-03-2024 Timings 11:00 AM to 4:00 PM , 11-03-2024 up to 5:00 PM., 08-03-2024
		W 20 200 2022	Flat No 607 6th Floor Swapna, Shrushti Sr.No 50/15/1, Opp Singhgad College Nr Born, Narhe, Pune City, Maharastra-411041	Rs. 1081836/- Rs. 108184/-	
5	HL0000000017609 Amol P Khandve (Borrower), Supriya Amol Khandve (Co- Borrower)	Demand Notice Date 19-May-2022 & Amt Rs. 1895783 as on 5-May-2022 + Interest Cost etc. & 15-Mar-2023	Flat no 207, 2nd Floor Jadhav Complex S No 272 Hissa no 2/3/2 Sathe Wasti lane no 2 Nr Uttreshwar Tarun Mandal Lohgaon Pune City Maharashtra 411047	Rs. 129762/-	12-03-2024 Timings 11:00 AM to 4:00 PM , 11-03-2024 up to 5:00 PM., 08-03-2024
6	HL000000018088 Amol P Khandve (Borrower), Supriya Amol Khandve (Co- Borrower)	Demand Notice Date 19-May-2022 & Amt Rs.1883436 as on 5-May-2022 + Interest Cost etc. & 15-Mar-2023	Flat no 201, 2nd Floor Jadhav Complex S No 272 Hissa no 2/3/2 Sathe Wasti lane no 2 Nr Uttreshwar Tarun Mandal Lohgaon Pune City Maharashtra 411047		12-03-2024 Timings 11:00 AM to 4:00 PM , 11-03-2024 up to 5:00 PM., 08-03-2024
7	HL0000000008726 & LP000000008906 Sameer B Rathod (Borrower), Priti Manik Tribhuvan (Co-Borrower)	Demand Notice Date 8-Mar-2019 & Amt Rs. 1914860 as on 28-Feb-2019 + Interest Cost etc. & 31-Oct-2019	Flat No UG-5, Upper Ground Floor, A-Wing, Suraj Complex Sr. No. 16/4/2, Nr.Sai Siddhi Chowk & Saiswakiran Hospital, Ambegaon BK, Pune-411046	Rs. 1685813/- Rs. 168581/-	12-03-2024 Timings 11:00 AM to 4:00 PM , 11-03-2024 up to 5:00 PM., 08-03-2024
_ A II	Interested participants / bidders are	requested to visit the website bttp:	s://sarfacci auctiontiger net For details	holp procedure an	d online training on a quetion

1. All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net . For details, help, procedure and online training on e-auction. prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctiontiger); Address: Head Office: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India). Contact Person: Mr. Ram Sharma Contact number: 8000023297/9265562818/9265562821/079-681 6842/6869. email id: ramprasad@auctiontiger.net, support@auctiontiger.net

2. For further details on terms and conditions please visit https://sarfaesi.auctiontiger.net to take part in e-auction. THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES.2002

Date: 26.02.2024 Place: Pune Vastu Housing Finance Corporation Ltd

(2) Mrs. Trupti Rupesh Lodha (3) Mr. Rupesh Lodha. Guarantor(s) / Mortgagor(s): 09.04.2018 & ₹ 73,35,144.16 (Rs. Seventy Three Lakhs Thirty Five Thousand One Hundred Forty Four Demand Notice Date & Amount & Sixteen Paisa Only) as on 06.04.2017 [13 (2) Notice Date & Amount]: Earnest Money Description of Property Reserve Price (In ₹) Deposit (In ₹) Office No. 213, 217, 2nd Floor & Office No. 303, 3nd Floor, Mahalaxmi Market, CTS No. 3201, Sr. No. ₹ 96,53,580/-₹ 9.65.358/-567/2A/1, Plot No. E40 to E43, Market Yard, Bibwewadi-411 037, Pune. (Rs.Ninety Six Lakh (Rs. Nine Lakh Sixty All that piece and parcel of the property bearing Office No. 213, 217, 2nd Floor & Office No. 303, Fifty Three Thousand | Five Thousand Three 3rd Floor, Mahalaxmi Market, CTS No. 3201, Sr. No. 567/2A/1, Plot No. E40 to E43, Market Yard. Five Hundred Eighty **Hundred Fifty Eight** Bibwewadi-411 037, Pune Only) Date / Time of Auction Date of Inspection of Immovable properties 20.03.2024 from 02.00 p. m. to 03.00 p. m. 15.03.2024 from 11.00 a. m. to 12.00 p. m. **Bid Incremental Amount** Last Date for Submission of Offers / EMD ₹ 1.00.000/- (Rs. One Lakh Only) 19.03.2024 till 5.00 p. m. IMPORTANT TERMS & CONDITIONS OF SALE : (1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s. C1 India Pvt. Ltd. i.e. https://www.bankeauctions.com for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; (2) All the intending purchasers / bidders are required to register their name in the Web Portal mentioned above as https://www.bankeauctions.com and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s. C1 India Pvt. Ltd. Department of our e-Auction Service Partner Mr. Vinod Chauhan, through Tel. No.: +91 7291971124, 25, 26, Mobile No.: 9813887931 & E-mail ID: delhi@c1india.com & support@bankeauctions.com; (4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/les put on e-Auction and claims / right / dues / affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues; (5) For participating in the e-Auction, intending purchasers / bidders will have to submit / upload in the Web Portal (https://www.bankeauctions.com) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as nentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Pune along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above. The Borrower (s) / Mortgager(s) / Guarantor(s) are hereby given STATUTORY 15 DAYS NOTICE UNDER RULE 6 (2), 8 (6) & 9 (1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses within Filteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower / guarantors / mortgagers pay the amount due to Bank, in full before the date of sale, auction is liable to be stopped. For detailed terms and conditions of the sale, kindly visit our official website https://www.kotak.com/en/bank-auctions.html or contact the Authorised Officer Mrs. Shweta Kamath, Email ID: Shweta.Kamath@kotak.com or Representative Ismail Deshmukh @ 8767438253, Email ID ismail.deshmukh@kotak.com, Mr. Ashok Motwani @ 9873737351, Email ID : ashok.motwani@kotak.com at above mentioned Regional office of Bank. Special Instruction :- E-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home / offices / place of their Bid as per their choice above the Reserve Price, Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor M/s. C1 India Pvt. Ltd. shall be responsible for these unforeseen circumstances, in order to ward-off such contingent situation, bidders are equested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote / improve his / her Bid to avoid any such complex situations. Date : Pune, Maharashtra. Sd/- Authorized Officer Place: 26.02.2024 For Kotak Mahindra Bank Limited **PUBLIC NOTICE FOR SALE**

KOTAK MAHINDRA BANK LIMITED

Registered office: 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai-400 051, Maharashtra Regional Office: Kotak Mahindra Bank Ltd. 4th Floor, Nyati unitree, Nagar Road, Yerawada, Pune-411 006, Maharashtra.

Corporate identity No. L65110MH1985PLC038137

PUBLIC NOTICE FOR AUCTION CUM SALE

lease treat this as a fresh notice which is hereby given to the **public in general** and in particular to the Borrower / Co-Borrower / Guaranto that the below described immovable property mortgaged to the Authorised Officer of Kotak Mahindra Bank Ltd., the PHYSICAL POSSESSION of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd., will be sold on "AS IS WHERE IS", "AS

IS WHAT IS" and "WHATEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner

M/s. C1 India Pvt. Ltd. i. e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:-

(1) M/s. Shree Prakash Tara Trading & CO.,

5611681365 , OD115967209

kotak

Loan Account Nos.

Name of the Borrower(s) /

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A. Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013. Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avaanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030

> NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcemen of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the below Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 27-03-2024 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis". for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said 27-03-2024. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before 26-03-2024 till 5.00 PM, at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avaanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below; Sr | Loan A/c. | Name Of Borrower(S) | Amount as per Demand Notice | Reserve Price | Earnest | Type of

No	No	/ Co-Borrower(S) Legal Heir(S) / Legal Representative/ Guarantor(S)			Money	possession	
1.	9307397	Mr. Prashant	Rs. 58,70,678/-	Rs.	Rs. 9,05,600/-	Physical	
		Gajananrao Dhage.	(Rupees Fifty Eight Lakh Seventy Thousand	90,56,000/-	(Rupees Nine		
		Mrs. Sonal Shrikant	Six Hundred Seventy Eight Only)	(Rupees	Lakh Five		
		Dhage (Legal Heirs		Ninety Lakh	Thousand		
		Of Late Mr. Shrikant G	28-02-2023	Fifty Six	Six Hundred		
		Dhage)		Thousand	Only)		
		Master. Shrinika		Only)			D
		Shrikant Dhage					a
		(Legal Heirs Of Late					th
		Mr. Shrikant G Dhage)		8			S

Description of the Immovable Property: All that piece and parcel of the : Schedule – A : All that piece and parcel of property bearing and included in Zone / Division No. 31/471, bearing Survey No. 92, Hissa No. 20/2, bearing Corresponding CTS No. 1161 to 1177 totally Our Concern Land Area as per 7/12 TH Extract is 2000 Sq. Fts. And Regularized Area as per Gunthewari Certificate i.e. Regularized Land area 185.80 Sq. Mtrs. as per Gunthewari Certificate bearing No. 0008001 Dated 15/10/2003, out of the said land which is situated at Village Mundhwa, Taluka Haveli, District Pune which is within the local limits of Pune Municipal Corporation, and within the Jurisdiction of Sub Registrar Haveli, Pune. Schedule – B: All that piece and parcel of the Property bearing a R.C.C. Construction Residential Premises i.e. Totally land Area about 2000 Sq. Fts. / 185.80 Sq. Mtrs. and a R.C.C. Construction premises Totally area about 104 Sq. Mtrs. consisting of One Hall, Three Bedrooms, Kitchen, Toilet, Bathroom, Constructed upon the said Land Area as per 7/12 TH Extract is Area Admeasuring about i.e. 2000 Sq. Fts. / 185.80 Sq. Mtrs. and i.e. Regularized Area as per Gunthewari Certificate i.e. Regularized Land area 185.80 Sq. Mtrs. and Regularized construction Area 104.00 Sq. Mtrs. as per Gunthewari Certificate bearing No. 0008001 Dated 15/10/2003, situated at Village Mundhwa, property bearing and included in Zone / Division No. 31/471, bearing Survey No. 92. Hissa No. 20/2, bearing Corresponding CTS No. 1161 to 1177 Totally Our Concern Land Area as per 7/12 TH Extract is 2000 Sq. Fts. And Regularized Area as per Gunthewari Certificate i.e. Regularized Land Area 185.80 Sq. Mtrs. as per Gunthewari Certificate No. 0008001 Dated 15/10/2003, out of the said land which is situated at Village Mundhwa, Taluka Haveli, District Pune which is within the local limits

0	Pune Municipal	Corporation, and within the	Jurisdiction of Sub Registrar Have	li, Pune.			
	2. 9844139	Mr. Dattatray Sapkal	Rs. 18,21,454/-		Rs.	Rs.	Physical
Ш			(Rupees Eighteen Lakh Twen	ity One	20,37,000/-	2,03,700/-	
Ш			Thousand Four Hundred Fifty Fou	ur Only)	(Rupees	(Rupees Two	
Ш					Twenty Lakh	Lakh Three	
Ш			17-11-2022		Thirty Seven	Thousand	
Ш					Thousand	Seven	
					Only)	Hundred Only)	
D	escription of tl	ne Immovable Property:	Schedule - A : All that piece and	d parcel d	of the Gat No. 6	67/2 total area	admeasuring

6257.97 Sq. Mtrs. situated at village Kharabwadi, Taluka Khed, District Pune within the local limits of Panchayat Samiti Khed, Zilla Parishad Pune and Sub Registrar Khed / Chakan Pune. **Schedule – B**: All that piece and parcel of Flat No. C-205 area admeasuring 534.40 Sq. Ft. i.e. 49.65 Sq. Mtrs. (Built Up), adjacent terrace 47.15 Sq. Ft. i.e. 4.38 Sq. Mtrs. on Second Floor in C Wing along with two wheeler parking in the building named known as "Kushal Swarnali" constructed on the property mentioned in above schedule A.

	· ·	ing in the ballaning harries in	anomina i taona omanian concuestos en a	to property men		
3.	9901642	Mr. Shashikant	Rs. 13,53,518/-	Rs.	Rs.	Physical
		Rajurkar	(Rupees Thirteen Lakh Fifty Three Thousand	12,75,000/-	1,27,500/-	
			Five Hundred Eighteen Only)	(Rupees	(Rupees	
		Mrs. Chitra Rajurkar		Twelve Lakh	One Lakh	
			07-06-2023	Seventy Five	Twenty Seven	
				Thousand	Thousand Five	
				Only)	Hundred Only)	
Doc	orintian of th	a Immovable Preparty	All that piace and parcel of immerable prope	rty booring Elet	/ Unit No. 110 c	n Eirot Elo

Description of the Immovable Property: All that piece and parcel of immovable property bearing Flat / Unit No. 110 on First Floor admeasuring 275.02 Sq. Ft. i.e. 25.55 Sq. Mtrs. (total carpet area) of the said Building No. B3, in the Building known as 'Playtor Paud B', situated at Gat No. 218, 219, 220, 221 at village Paud, Tal. Mulshi, Dist. Pune.

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4.	9612776 &	Mr. Abdul Kayyum	Rs. 890266/- (Rupees Eight Lakh Ninety	Rs.	Rs.	Symbolic
	10065863	Sayed	Thousand Two Hundred Sixty Six Only) is	64,19,000/-	6,41,900/-	
	& TCHIN		due and payable by you under Agreement	(Rupees Sixty	(Rupees	
	0279000	Mrs. Amina Kayyum	no. TCHIN0279000100061033 and an	Four Lakh	Six Lakh	
	100061033	Sayyed	amount of Rs. 960003/- (Rupees Nine	Nineteen	Forty One	
	& TCHIN		Lakh Sixty Thousand Three Only) is due	Thousand	Thousand	
	0639000		and payable by you under Agreement no.	Only)	Nine Hundred	
	100140806		TCHIN0639000100140806 and an amount		Only)	
			of Rs. 894118/- (Rupees Eight Lakh Ninety			
			Four Thousand One Hundred Eighteen			
			Only) is due and payable by you under			
			Agreement no. 10065863 and an amount			
			of Rs. 3834793/- (Rupees Thirty Eight			
			Lakh Thirty Four Thousand Seven Hundred			
			Ninety Three Only) is due and payable by			
			you under Agreement no. 9612776 totalling			
			to Rs. 6579180/- (Rupees Sixty Five Lakh)			
			Seventy Nine Thousand One Hundred			
			Eighty Only)			

Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 1106 admeasuring about 59.48 Sq. Mtr. Carpet, Terrace admeasuring about 7.90 Sq. Mtr. On the 11TH Floor, in the building No. A, in the "Gini Bellina", out of Survey No. 282 Hissa No. 2/3/2 & Survey No. 282 Hissa No. 2/3/3 at village Lohegaon Taluka Haveli. Dist. Pune. within the limits of

13-11-2023

-	Juiv	Cy 110. 202 1	iissa No. 2/3/2 & Survey N	o. Zoz i lissa ivo. Zisis at village Loneyaon	iaiuka i iaveii, D	ist. Fulle, within	i uie iiiiiii
	Gran	npanchayat L	ohegaon				
1	5.	9568145	Mr. Dadul Shrikant	Rs. 9,86,259/- (Rupees Nine Lakh Eighty	Rs.	Rs.	Physic
ı			Dhumal	Six Thousand Two Hundred Fifty Nine Only)	11,20,000/-	1,12,000/-	
ı					(Rupees Eleven	(Rupees One	
ı			Mrs. Vidhya Dadul	11-05-2017	Lakh Twenty	Lakh Twelve	
ı			Dhumal		Thousand	Thousand	
					Only)	Only)	

Description of the Immovable Property: Flat No 3, Ground Floor, Neelkanth Nagar, Plot No 11/12/27/28, Gat No 1615, At – Degaon, Taluka & Distt – Satara, Maharashtra – 415002. Bounded :- East :- 6 meters road, West :- Open Plot, North :- 6 meters road, South

Authorised officer

i v						
6.	TCHHL	Mrs. Komal	Rs. 25,63,051/- (Rupees Twenty Five Lakh)	Rs.	Rs.	Physical
	0614000	Ramchandra Pawar	Sixty Three Thousand Fifty One Only)	32,03,200/-	3,20,320/-	
	100085277			(Rupees	(Rupees	
		Mr. Naganath Ajinath	12-12-2022	Thirty Two	Three Lakh	
		Dhotre		Lakh Three	Twenty	
				Thousand	Thousand	
				Two Hundred	Three	
				Only)	Hundred	
					Twenty Only)	

Description of the Immovable Property: A Residential Flat bearing No. 303 on Third Floor in the project known as "Madhushree Park", total Carpet area admeasuring 675 + 40 Sq. Ft. Exclusive Balcony i.e. 66.43 Sq. Mtrs. (including area of balcony), Mandar Building, situated on the land bearing S. No. 288, 289/4, 289/5, at village Vadhe, Tal. Satara, Dist. Satara within the limits of Vadhe Grampanchayat and within the jurisdiction of the Sub-Registrar Satara. Bounded: - East: - By S. No. 294, West: - By S. No. 289/3, North: - By S. No. 289/3, South: By Canal.

(11)	– ,					
7.	10386399	Mr. Ramesh Pandurang	Rs. 2591909/- (Rupees Twenty Five Lakh)	Rs.	Rs.	Physical
	&	Suryavanshi	Ninety One Thousand Nine Hundred Nine	36,84,000/-	3,68,400/-	
	10674172		Only) is due and payable by you under	(Rupees	(Rupees	
	& TCHIN	Mrs. Anita Ramesh	Agreement no. 10386399 and an amount	Thirty	Three Lakh	
	0639000	Suryawanshi	of Rs. 826280/- (Rupees Eight Lakh Twenty	Six Lakh	Sixty Eight	
	100137573		Six Thousand Two Hundred Eighty Only) is	Eighty Four	Thousand	
			due and payable by you under Agreement	Thousand	Four Hundred	
			no. TCHIN0639000100137573 and an	Only)	Only)	
			amount of Rs. 474338/- (Rupees Four Lakh			
			Seventy Four Thousand Three Hundred			
			Thirty Eight Only) is due and payable by you			
			under Agreement no. 10674172 totalling to			
			Rs. 3892527/- (Rupees Thirty Eight Lakh)			
			Ninety Two Thousand Five Hundred Twenty			
			Seven Only)			

Description of the Immovable Property: All that consisting of Flat No. 107 admeasuring 354.88 Sq. Ft. i.e. 32.97 Sq. Mtrs. (Carpet area) + enclosed balcony admeasuring 50.16 Sq. Ft. i.e. 4.66 Sq. Mtrs. and terrace admeasuring 90.74 Sq. Ft. i.e. 8.43 Sq. Mtrs. on the First Floor and common parking space, in the Building No. 'M' in the project known as "Tanish Orchid", constructed on land bearing S. No. 491/1 (Old S. No. 971/1), S. No. 491/2 (Old S. No. 971/2), S. No. 491/3 (Old S. No. 971/3), S. No. 491/4 (Old S. No. 971/4) S. No. 491/5A (Old S. No. 971/5A), S. No. 491/5B (Old S. No. 971/5B), S. No. 491/6 (Old S. No. 971/6) and S. No. 491/7 (Old S. No. 971/7), situated at Charholi Budruk, Taluka Haveli, District Pune.

16-12-2022

8.	TCHHL	Mr. Ghanshyam Ashok	12,96,510/- (Rupees Twelve Lakhs Ninety	Rs.	Rs.	Physical
	0279000	Satale	Six Thousand Five Hundred and Ten Only) is	19,89,900/-	1,98,990/-	
	100071528		due and payable by you under Agreement no.	(Rupees	(Rupees	
	& TCHHL	Mrs. Ujwala Ghansham	TCHHL0279000100071528 and an amount	Nineteen	One Lakh	
	0279000	Satale	of Rs. 2,49,741/- (Rupees Two Lakhs Forty	Lakh	Ninety Eight	
	100075552		Nine Thousand Seventy Hundred and Forty	Eighty Nine	Thousand	
	& TCHIN		One Only) is due and payable by you under	Thousand	Nine Hundred	
	0279000		Agreement no. TCHHL0279000100075552.	Nine Hundred	Ninety Only)	
	100076297		and an amount of Rs. 57,345/- (Rupees Fifty	Only)		
			Seven Thousand Three Hundred and Forty			
			Five Only) is due and payable by you under			
			Agreement no. TCHIN0279000100076297.			
			i.e. totalling to Rs. 16,03,596/- (Rupes			
			Sixteen Lakhs Three Thousand Five			
			Hundred and Ninety Six Only)			
			06-05-2023			

Description of the Immovable Property: All that piece and parcel of Residential premises bearing Flat / Unit No. 503, admeasuring carpet area admeasuring 34.10 Sq. Mtrs. along with exclusive right to use adjacent open terrace admeasuring about 4.62 Sq. Mtrs. Enclosed Balcony area of about 2.77 Sq. Mtrs. on the Fifth Floor of the project "Pristine Aakanksha" situated on land bearing Gat No. 2 admeasuring about 49 Are having assessment at Rs.0.75 Ps. Situated at Mouje Bakori, Taluka Haveli, District Pune, within the jurisdiction of Sub Registrar, Haveli, Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, and within the limits of Grampanchayat Bakori within the Registration District Pune, Sub Registration District Haveli, and bounded as under: Bounded:- East:- Gat No. 3, West :- Gat No. 1, North :- Gat No. 1. South : Bakori Wadebolhai Road.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 30 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire

or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further

NOTE: The E-auction of the properties will take place through portal http://bankauctions.in/ on 27-03-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

TERMS AND CONDITION:

1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 19-03-2024 between 11 AM to 5.00 PM. with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property, 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 through its coordinators Mr Arijit Kumar Das, 8142000725, 8142000066, 8142000062 Email - arijit@bankauctions.in and Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website http://surl.li/qqxvo for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place: Pune **Authorised Officer** Tata Capital Housing Finance Ltd. Date: 26-02-2024



IDBI Bank Ltd. Retail Recovery, IDBI House. 1" Floor, Dnyaneshwar Paduka Chowk, F.C. Road,

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY APPENDIX IV-A (See proviso to Rule 8(6))*

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "as is where is"," as is what is" and "whatever there is " and "without recourse" on 27.03.2024. The reserve price and earnest money deposit will be as under:

DESCRIPTION OF IMMOVABLE PROPERTIES Name of the borrower/ Outstanding amount Reserve EMD Inspection

Property Description	as per demand notice (Rs.)	Price (Rs.)	(Rs.)	Date
Shri Nilesh Uttam Shinolikar/Smt. Chhaya Uttam Shinolikar Flat No. 303, 3rd Floor, Contare Heights, Plot No. B-1, CTS 1A/170, 1A/170-b, Survey No. 161, Laxmi Nagar Link Road, Pahadi, Goregaon-West, Mumbai-400090. Admeasuring 181 Sq.Mtrs with one Carparking & thereabouts.	3,14,70,824/-	3,90,00,000/-	39,00,000/-	12.03.2024

For detailed terms and conditions of the sale, please refer to the link provided in www.bankeauctionwizard.com and IDBI Bank's website i.e. www.idbibank.in Bid documents will be available from 26.02.2024, For any clarification, the interested parties may contact Mr. Abhishek-DGM (Contact-9839635346), Mrs. Monika Mavi-AGM (Contact-9920824836) & Mr. Akash Saxena-Manager (Contact-7800552000) **AUTHORIZED OFFICER**

Date: 26.02.2024 IDBI BANK LTD, Pune Place: Pune

IDBI Bank Ltd. Retail Recovery, IDBI POSSESSION House, 1e Floor, Dryaneshwar Paduka Chowk, NOTICE CIN: L65190MH2004G0I148838 F.C. Road, Shivaji Nagar, Pune-411004. The Authorised Officer of IDBI Bank Limited, under the Securitisation and Reconstruction of Financia Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) & in exercise of the powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 Published Demand Notice dated mentioned below, under Section 13(2) of the said Act, calling upon the concerned Borrowers, as per details given below, to repay the amount mentioned in the respective Notice within 60 days from the date of the Said Notice. The concerned Borrowers having failed to repay the said due mount, Accordingly, Hon'ble District Magistrate, Pune have issued order bearing No क्षिपाएसआर/2831/2022 dated - 18/11/2022 to Collector or Deputy Collector, Shirur, Pune to take the Physical Possession under SARFAESI Rule 14 of below mentioned mortgaged property. The Tahsildar office Shirur issued order bearing No. जा.क.फीज/ताबा/एसआर/97/2023 dated 12/01/2024 for taking Physical Possession of the said mortgaged property. The Physical Possession of the said mortgaged property along with Taba Pawati and Panchnama was handed over to the authorized officer of the IDBI Bank under Police protection. The Physical Possession of the said mortgaged property was taken as per the details given below. The concerned Borrowers in particular and the public in general are hereby cautioned not to deal with the concerned property and any dealings with the said property will be subject to the charge of IDBI BANK LIMITED for an amount mentioned below. The borrower's attention is invited to sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Name of the Borrowers / Property Holders and Loan Account No	Date of Demand Notice	Date of Possession	Description of immovable property
Shri Avinash Ashok Waghmare (Borrower) & Smt. Pournima Bandu Channe (Co-Borrower), Loan A/c No. 0522675100006910 & 0522675100006927.	October 07, 2021	February 20, 2024	Flat No. 403, 4th Floor, Building No. 8, Cluster C, Aura City, Near Ankur Hospital, Shikrapur, Pune-412208, Adm. Built-up area 676, 75 Sq.ft., Carpet area 487 Sq.ft. & Terrace Carpet area 41 Sq.ft. within the limits of Gram Panchayat Shikrapur, Panchayat Samiti, Shirur, Zilla Parishad, Pune.

"Also the Borrowers/Mortgagor of the property are hereby informed that all moveable articles lying at the said property are completely at their risk. We will allow removal of these articles if Borrowers/Mortgagor contact us in time, ie. within 30 days of possession date, requesting the same. Any claim regarding any loss/damage of these articles will not be valid thereafter." SD/-Place:- Pune Date:- 26.02.2024 Authorised Officer

FORM B

PUBLIC ANNOUNCEMENT

(Regulation 12 of the Insolvency and Bankruptcy Board of India (Llauldation Process) Regulations, 2016) FOR THE ATTENTION OF THE STAKEHOLDERS OF M/s MAHARASHTRA AYURVED CENTER PRIVATE LIMITED M/s Maharashtra Avurved Center Private Limited Name of corporate debtor 09/07/2008 debtor ROC PUNE debtor is incorporated / registered

2. Date of incorporation of corporate 3. Authority under which corporate 4. Corporate Identity No. / Limited U85191PN2008PTC132396 Liability Identification No. of corporate debtor 5. Address of the registered office and 55, Aradhana, Flat No. 1, Amchi Colony Pashan Nda Road, Bawdhan Khurd, Pune, Maharashtra, principal office (if any) of corporate debtor India, 411021 6. Date of closure of Insolvency 22/02/2024 Resolution Process 22/02/2024 Liquidation commencement date of (Order received on 24/02/2024) comorate debtor 8. Name and registration number of Mr. Ashok Mittal the insolvency professional acting IBBI/IPA-001/IP-P-02549/2021-2022/13889 as liquidator Address and e-mail of the liquidator. Address: S-138, B Wing, Express Zone Mall , Western Express Highway Goregaon East, as registered with the Board Mumbai Suburban, Maharashtra, 400063

Maharashtra 400063 Email: macpl.cirp@gmail.com 11. Last date for submission of claims 23/03/2024 Notice is hereby given that the National Company Law Tribunal, Mumbai Bench has ordered the commencement of liquidation of the M/s Maharashtra Ayurved Center Private Limited on

10. Address and e-mail to be used for

correspondence with the liquidator

Email: ashokmittal2020@gmail.com

Address: S-138, B Wing, Express Zone Mall, Western

Express Highway Goregaon East, Mumbai Suburban,

22/02/2024 (Order received on 24/02/2024). The stakeholders of M/s Maharashtra Ayurved Center Private Limited are hereby called upon to submit their claims with proof on or before 23/03/2024, to the liquidator at the address mentioned against item No.10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with the proof in person, by post or by electronic means. Submission of false or misleading proof of claims shall attract penalties.

In case a stakeholder does not submit its claims during the liquidation process, the claims

submitted by such a stakeholder during the corporate insolvency resolution process under the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, shall be deemed to be submitted under section 38 Date: 26-02-2024 Mr. ASHOK MITTAL Liquidator in the matter of

Place: MUMBAI M/s. Maharashtra Avurved Center Pvt Ltd. Reg. No: IBBI/IPA-001/IP-P-02549/2021-2022/13889 AFA No.: AA1/13889/02/051124/106248 valid till 05/11/2024







